

Delegated Report

Householder Planning Application

Planning Application No: 20250819

Location: Tawahi, Telegraph Hill Higham Rochester

Description: Demolition of garage and erection of a two storey rear extension and single storey side extension, creation of new hip roof to front elevation and replacement of existing tiled roof covering with new reconstituted slate roofing finish with changes to fenestration.

Applicant: Mr Nav Singh

Site Visit Date: Previous application ref. 20231232

Submitted Documents/Plans

- Application form;
- Drawing no. L1 – Location Plan;
- Drawing no. 100 – Ex Block Plan
- Drawing no. 101 – Ex Ground Floor Plan;
- Drawing no. 102 – Ex First Floor Plan;
- Drawing no. 103 – Ex Roof Plan;
- Drawing no. 104 – Ex Elevations;
- Drawing no. 105 – Ex Elevations;
- Drawing no. 200 – Proposed Block Plan;
- Drawing no. 201 – Proposed Site Plan;
- Drawing no. 202 – Proposed Ground Floor Plan;
- Drawing no. 203 – Proposed First Floor Plan;
- Drawing no. 204 – Proposed Roof Plan;
- Drawing no. 205 – Proposed Elevations – Materials;
- Drawing no. 206 – Proposed Elevations – Materials;
- Drawing no. 207 – Proposed Elevations; and
- Drawing no. 208 – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250350	Application for a Proposed Lawful Development Certificate for the erection of a two storey rear extension, front porch, garage, workshop, a summerhouse and gym.	Certificate Refused	28.05.2025
20231232	Erection of a double storey front and rear extension with alterations to fenestration which includes 3 Juliette balconies. Erection of a single storey side extension and conversion of garage with 2 roof light. Conversion of loft area to habitable space with 2 dormer windows, 6 rooflights and a sky lantern.	Application Refused	07.02.2024
20230682	Erection of a double storey front and rear extension, conversion of loft space, to include two dormers, conversion of garage, to include a new roof. Erection of an outbuilding for car parking, storage and office space, and changes to fenestration.	Application Refused	15.08.2023
19590385	Erection of house and garage	Permitted	05.01.1960

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)

- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Higham Parish Council

Higham Parish Council feel it is in the best interest of parishioners to provide comments in relation to the above planning application for the 'demolition of garage and erection of a two storey rear extension and single storey side extension, creation of new hip roof to front elevation and replacement of existing tiled roof covering with new reconstituted slate roofing finish with changes to fenestration.'

Although our councillors do not have any comments about the proposed plans, they would like a condition on the decision notice for the property to remain as one single dwelling.

Neighbouring properties

12 surrounding properties were consulted plus a site notice was displayed on site. The overall consultation expiry date was 10 October 2025 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the eastern side of Telegraph Hill at the end of a small access road. The property is located in the Higham rural settlement inset from the Green Belt, in the Higham Arable Farmlands Landscape Character Area and in an Area of Archaeological Potential.

There have been two refusals for extensions and alterations to the property refs. 20231232 & 20230682. The most recent refusal ref. 20231232 was refused on the following ground:

The proposed development by reason of its scale, poor design and layout would be disproportional to the main dwellinghouse and would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2023) in terms of design, character and appearance.

It therefore needs to be seen whether this latest proposal addresses this ground of refusal and whether all other matters are also still acceptable.

The principle considerations in the assessment of the application are:

Principle

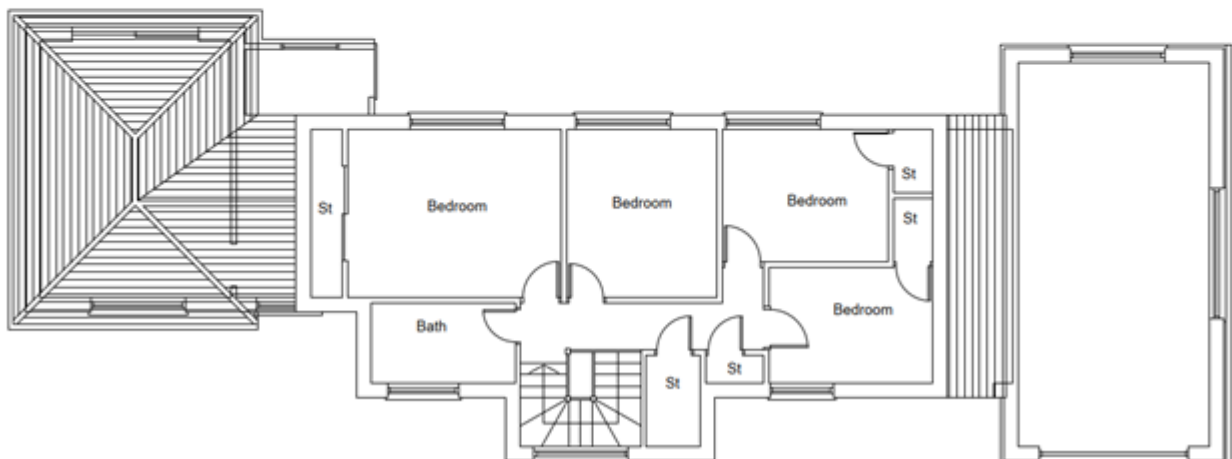
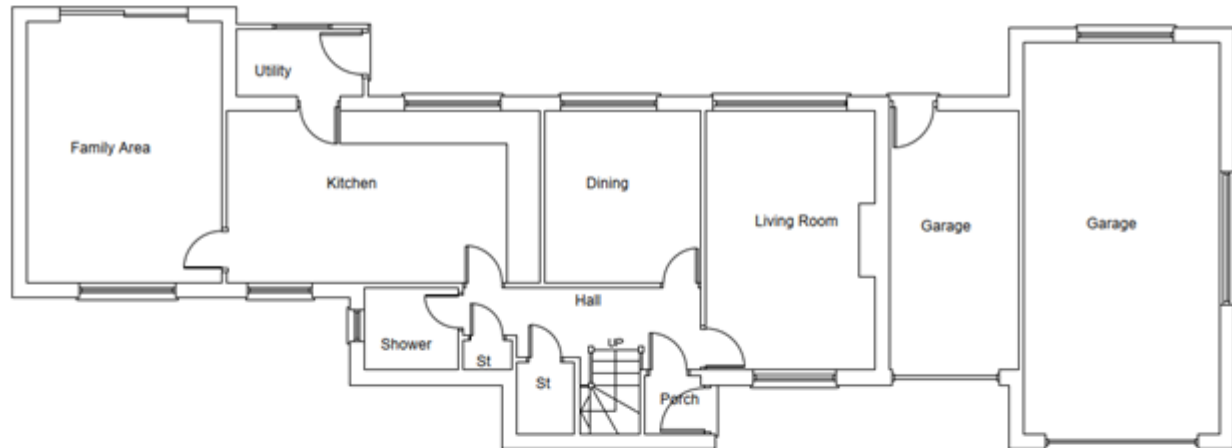
The site is located in the rural settlement inset from the Green Belt of Higham. Policy CS02 (LPCS) sets out that in the rural area, development will be supported within those rural settlements inset from the Green Belt. As such extensions and alterations to the property are acceptable in terms of principle of the development but it now needs to be seen whether it is acceptable in respect of all of principle considerations.

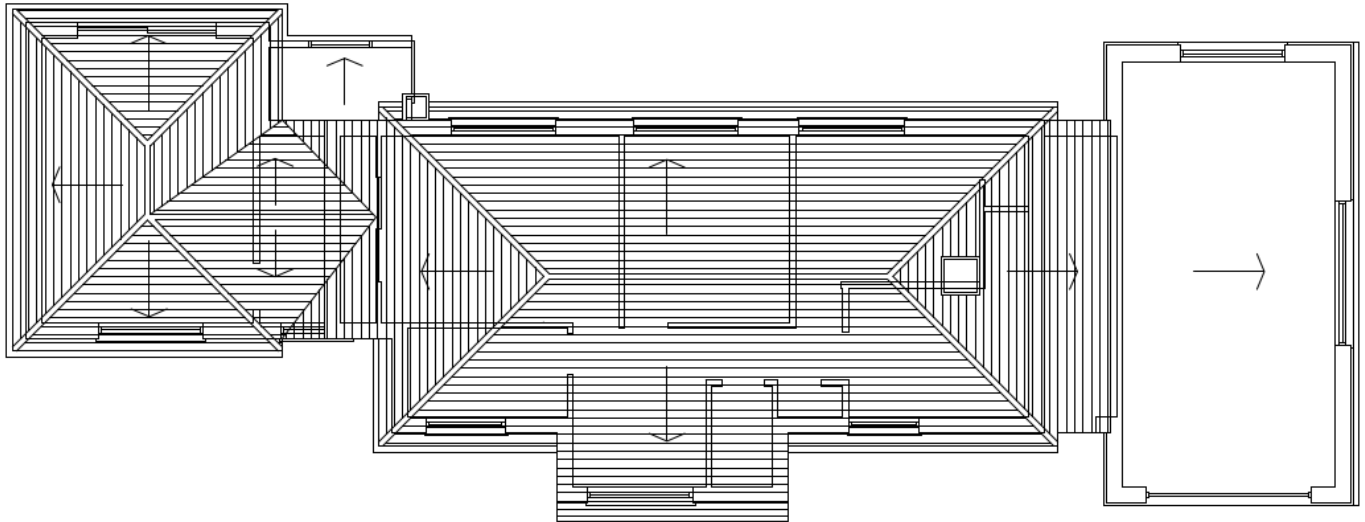
Design, Character and Appearance

This matter related to the only ground of previous application ref. 20231232.

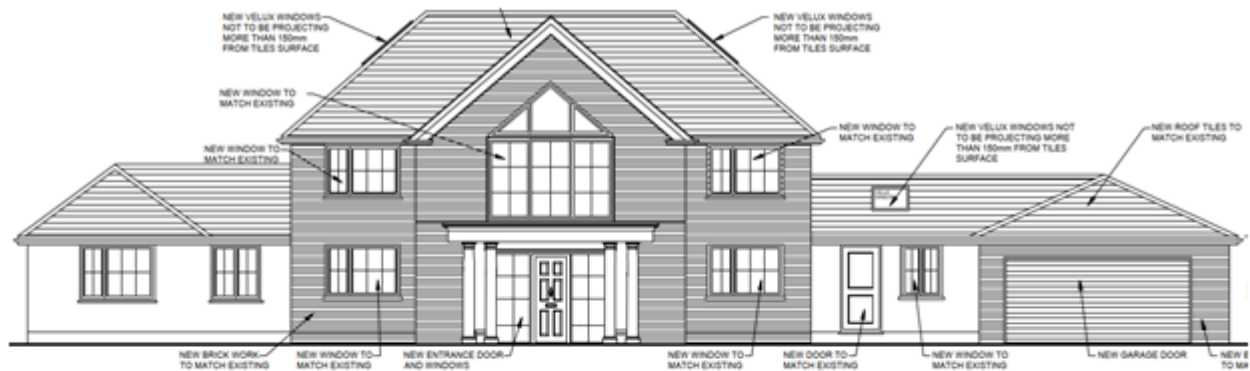
For ease of reference the existing, refused and proposed elevations are as follows:

Existing

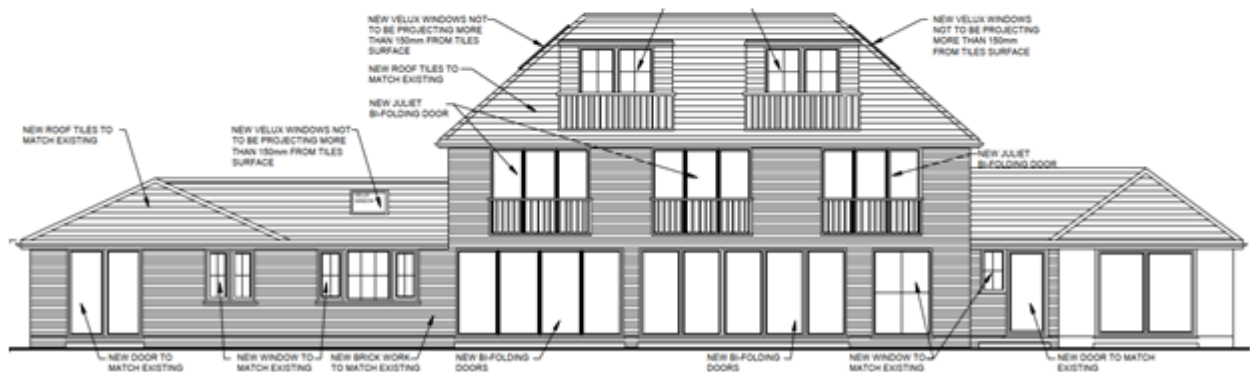




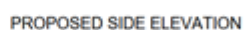
Refused (application ref. 20231232)

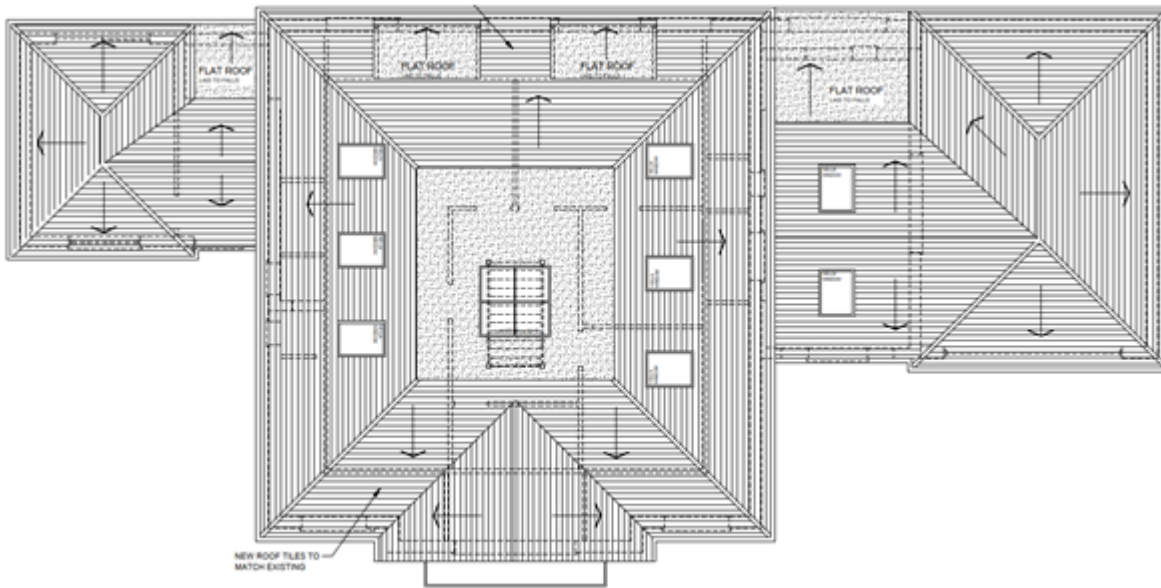


PROPOSED FRONT ELEVATION

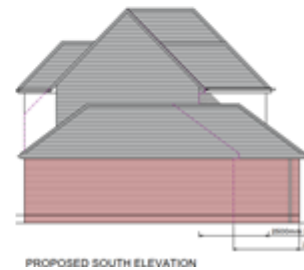
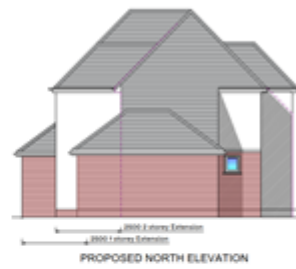


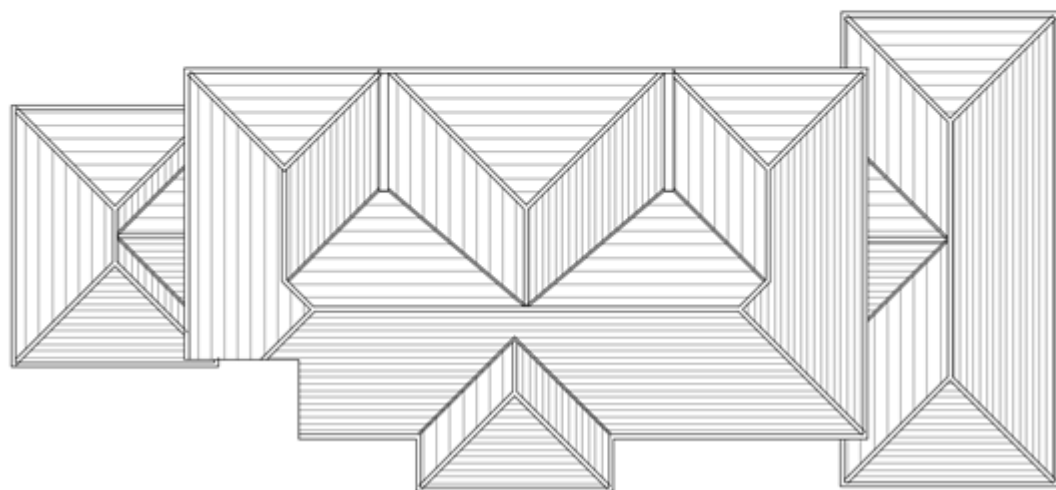
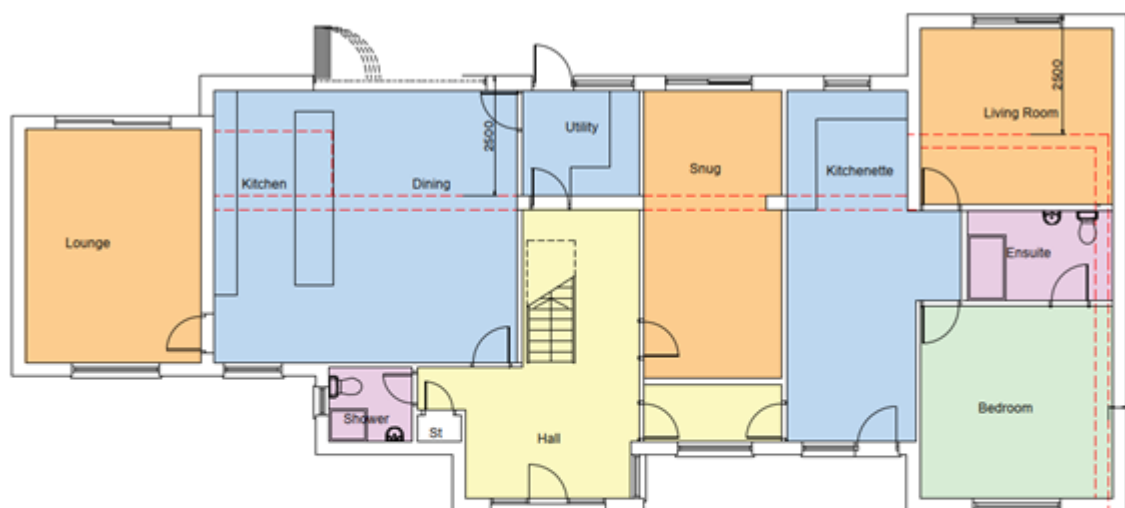
PROPOSED REAR ELEVATION





Current proposal (ref. 20250819)





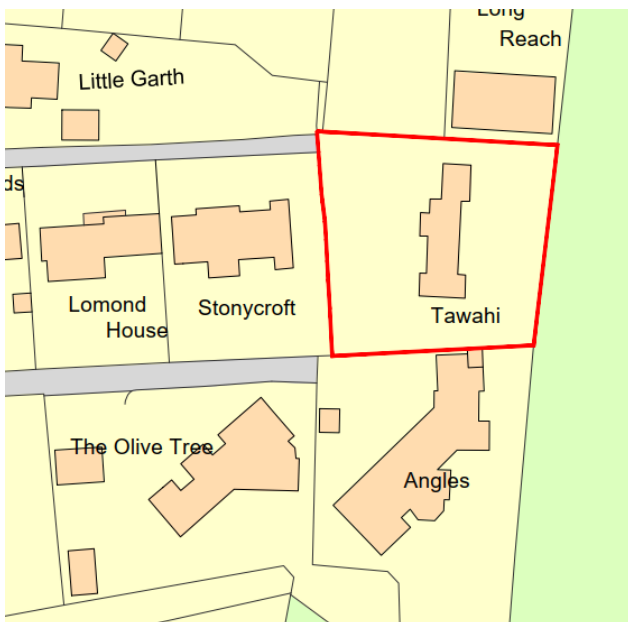
The principle issues in terms of design, character and appearance in the previous application ref. 20231232 can be summarised as follows:

- Excessive scale of the footprint of the extended dwelling and by extending the building to the front and rear this did not make the footprint characteristic of either the wide, short buildings to the west and south or the squarish buildings to the north which have a much smaller footprint than what was proposed;
- The additional 6m extension to the south;
- The appearance of a large two storey dwelling of standard square shape with single storey projections to either side would appear disproportionately wide and cluttered;
- Extensions were of substantial size, enveloping the existing dwelling at the south side, front and rear elevations.
- Design was incongruent to the existing dwellinghouse and wider character of the area in terms of layout, form, roof design; and
- Design features such as the large front dominating window, excessive rooflights, bulky dormer extensions and alterations to the single storey elements would create a disbalanced appearance when viewing the ridge height against the first floor windows.

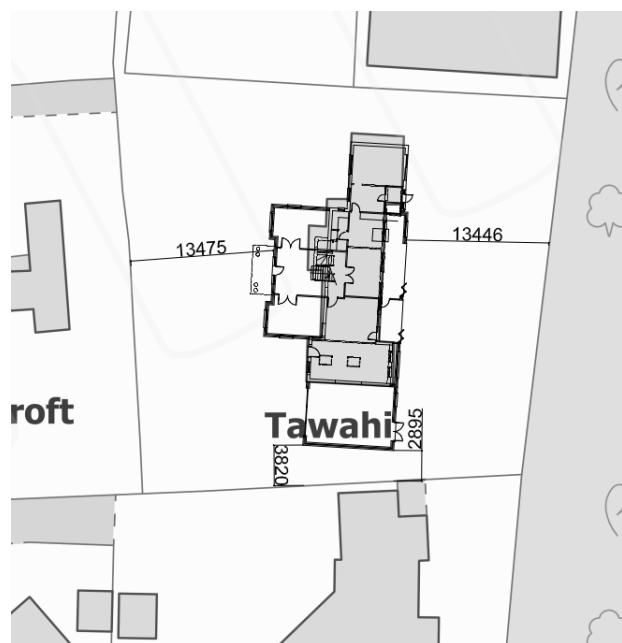
Taking each point in turn:-

- Excessive scale of the footprint of the extended dwelling and by extending the building to the front and rear this did not make the footprint characteristic of either the wide, short buildings to the west and south or the squarish buildings to the north which have a much smaller footprint than what was proposed;

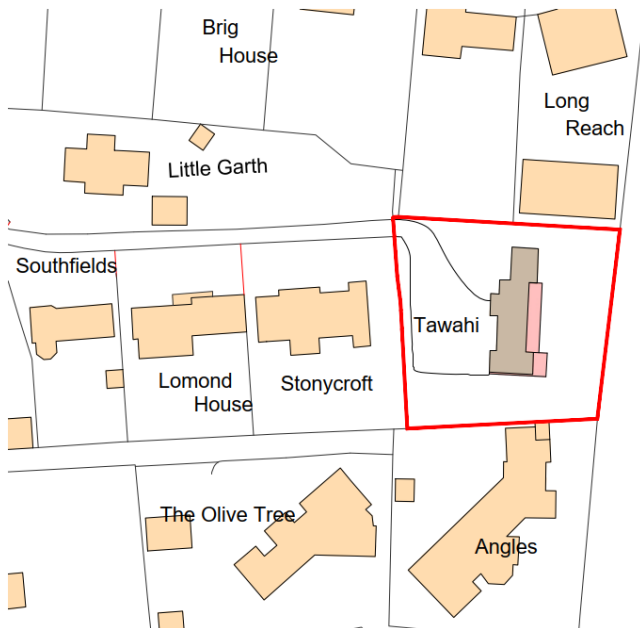
Here is a comparison of the block plans as existing, from refused application ref. 20231232 and this current application ref. 20250819:



Existing



Refused application ref. 20231232



Current application ref. 20250819

The two storey front extension which was extremely wide and deep and is now much reduced in width, depth and height. The single storey south side extension is much reduced in width and would extend back along the depth of the dwelling instead of extending out to the side to a wide width as before. It would be deeper than the existing flat roofed garage on that site and would have a pitched roof but by extending down the depth of the dwelling rather than extending out widthways this retains the rectangular footprint of the dwelling. The existing single storey flat roofed element on the north side elevation would remain the same size but with a pitched roof added. The only element which would now increase the footprint other than the additional depth of the single storey south side extension would be the proposed two storey rear extension. As before, in terms of footprint this is of very minimal depth and would only project slightly beyond the rear of the existing single storey side elements. The dwelling would still retain its rectangular footprint and the dwelling in terms of footprint would therefore still be in keeping with the host dwelling and the other rectangular dwellings to the south and west. This proposal has therefore resolved the issue in the previous application of the square footprint being unacceptable and out of keeping.

- The additional 6m extension to the south;

The south side extension proposed has now been reduced from the previously proposed 6m and would now be 4.5m which is only 300mm wider than the existing garage it would replace (which is 4.2m wide). As stated above the south side extension would now extend along the depth of the dwelling rather than extending out sideways. The excessive width has therefore been removed and it is therefore considered that this issue with the previous proposal has also therefore been resolved.

- The appearance of a large two storey dwelling of standard square shape with single storey projections to either side would appear disproportionately wide and cluttered;

As stated, the dwelling would no longer be a square shape as previously proposed but would now retain its rectangular footprint. The large two storey front extension is no longer proposed and the two storey front extension which is now proposed is of much reduced width, depth and height in keeping with the scale of the host dwelling. The south single storey side extension is now much reduced in width and would only be 300mm deeper than the existing garage it would replace. By extending down the depth of the dwelling rather than out sideways it is now a much more modest extension which would retain the rectangular footprint of the dwelling. The single storey element on the north side elevation would not be increased in width or depth but would have a pitched roof added to it which is considered an improved design compared to the existing flat roof. The large tall, bulky flat main roof with rooflights and Juliet balconies has also been removed and the dwelling would have a pitched, hipped roof with three hipped roof elements at the rear. There are first floor side extensions proposed on each side of the dwelling but these are modest in terms of

width and as stated they would be of a hipped roof design which is considered of a sympathetic design. The two dormer extensions and six rooflights which were previously proposed in the main roof are no longer proposed. This therefore makes for a much more subservient roof form in keeping with the host dwelling and the surrounding dwellings. It is therefore considered that the issue in the previous application of the dwelling being a large two storey dwelling of standard square shape with the single storey side extensions being disproportionally wide and cluttered has been resolved as the front and south side and roof extensions are now much reduced in size, the dwelling would retain its rectangular footprint and it would not have the cluttered appearance of before.

- Extensions were of substantial size, enveloping the existing dwelling at the south side, front and rear elevations.

As stated the proposed two storey front extension is now much reduced in width, depth and height and it would now be of modest width, depth and height. The proposed south side extension is much reduced in width extending down the depth of the dwelling instead of extending out sideways. The large bulky flat main roof has been removed and replaced with a hipped roof with modest first floor side extensions either side. The two storey rear extension is of very modest depth. The extensions would now extend in keeping with the scale of the host dwelling and would not envelope or overly dominate it.

- Design was incongruent to the existing dwellinghouse and wider character of the area in terms of layout, form, roof design

It is considered that the extensions and alterations as proposed now much more coherently designed and would respect the scale and character of the existing host dwelling and the dwellings in the surrounding area. The extensions are much less than previously proposed in terms of scale. Although still being a fair amount of extensions proposed to the dwelling in terms of a two storey front extension, larger south side extension compared to existing garage, pitched roof to existing single storey north side, two storey rear extension, two, first floor side extensions and with triple hipped roof design at the rear, it is considered that on balance they would be acceptable in respect of scale and character. They would not extend the depth of the dwelling to the unacceptable level which was proposed before and the rectangular footprint would be retained. The overall bulk of the dwelling is not considered to be overly dominant compared to the existing dwelling. The completely unacceptable large bulky flat roof is no longer proposed and the roof form proposed which now much more subservient. It is considered that the issue of the incongruent design and being of incongruent design out of keeping with the character of the area has now therefore been resolved.

- Design features such as the large front dominating window, excessive rooflights, bulky dormer extensions and alterations to the single storey elements would create a disbalanced appearance when viewing the ridge height against the first floor windows.

The large amount of glazing in the proposed two storey front extension has been removed and the two storey front extension would now have a standard window at first floor level in keeping with the other windows in the dwelling. The two dormer extensions and six rooflights which were previously proposed in the main roof are no longer proposed. The south side extension is now of modest width and the pitched roof on the north side extension would be an improvement on the existing flat roof on that element. The proposed resultant roof is less deep than the large bulky main flat roof previously proposed and is now in keeping with the scale of the rest of the dwelling. It is therefore considered that this issue of the unacceptable design features have therefore been resolved.

In respect of materials, the proposal is to replace the existing brown tiles on the roof with reconstituted grey tiles. Walls will be facing brickwork and white render to match the existing. The grey tiles are noticeably different to the brown tiles on the majority of roofs in the area but the property immediately to the west 'Stonycroft' and the property to the south-west 'The Olive Tree' have new grey tiled roofs therefore no objection is raised to the proposed grey 'slate' tiles in this instance as there are other examples in the immediate vicinity.

It is considered that whereas before the proposed extensions were excessive in terms of scale and completely out of keeping and harmful in terms of design, the proposed extensions have resolved these previous issues. The footprint of the dwelling is much smaller and would retain the existing rectangular footprint of the dwelling and therefore still be in keeping with the footprint of the dwellings to the south and west. The large two storey front extension would be a much more modest addition in terms of depth, width and height. The large bulky, flat roof has been removed and although two, first floor extensions are proposed along with three hipped roof elements at the rear it is considered that the roof would still be of acceptable scale and would not be overly dominant. It is considered the roof additions are modest and well designed and of acceptable character. The bulk of the roof is further improved as there are no dormers or rooflights proposed whereas previously there was which further added to the bulk. The proposed south side extension is much reduced in width and its slight increase in depth compared to the existing element there is not excessive. The proposed pitched roof on the existing north side extension is an improvement on the existing flat roof. Overall, it is considered the current proposal is a significant improvement in design terms. The proposed extensions would now respect the scale and character of the host dwelling and in respect of design, character and appearance the proposal is considered acceptable and compliant with Policy CS19 (LPCS). As such the ground of refusal of previous application ref. 20231232 has been resolved.

Landscape Character

This was not an issue with previous application ref. 20231232 but this current proposal needs to be assessed to ascertain if it is acceptable in respect of landscape character.

The site is in the Higham Arable Farmlands Landscape Character Area. The proposal is for extensions and alterations to an existing dwelling which is located in a built-up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as an open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character, the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Occupiers

This was not an issue with previous application ref. 20231232 but this current proposal needs to be assessed to ascertain if it is acceptable in respect of the amenity of occupiers.

All of the existing bedrooms would be altered under the proposals and there is one additional bedroom proposed increasing the property from four to five bedrooms. The bedroom sizes are as follows:

Bedroom (ground floor) – 15.9 sq. m
Front left side bedroom - 16.9 sq. m
Front right side bedroom – 13.8 sq. m
Rear left side bedroom – 14.4 sq. m
Rear right side bedroom – 14.4 sq. m

As can be seen all of the bedrooms would exceed the minimum internal floor area for a double bedroom as set out the Technical Housing Standards (2015) which is 11.5 sq. m.

SPG2 (2020) states that for a dwelling with four or more bedrooms the minimum size for the private garden area is 100 sq. m and for the rear garden depth it is 10m.

In this proposal the private garden and rear garden depth would be:

Rear garden area - 431 sq. m
Rear garden depth – 15. m

As can be seen both the garden area and rear garden depth exceed the minimum standards as set out in

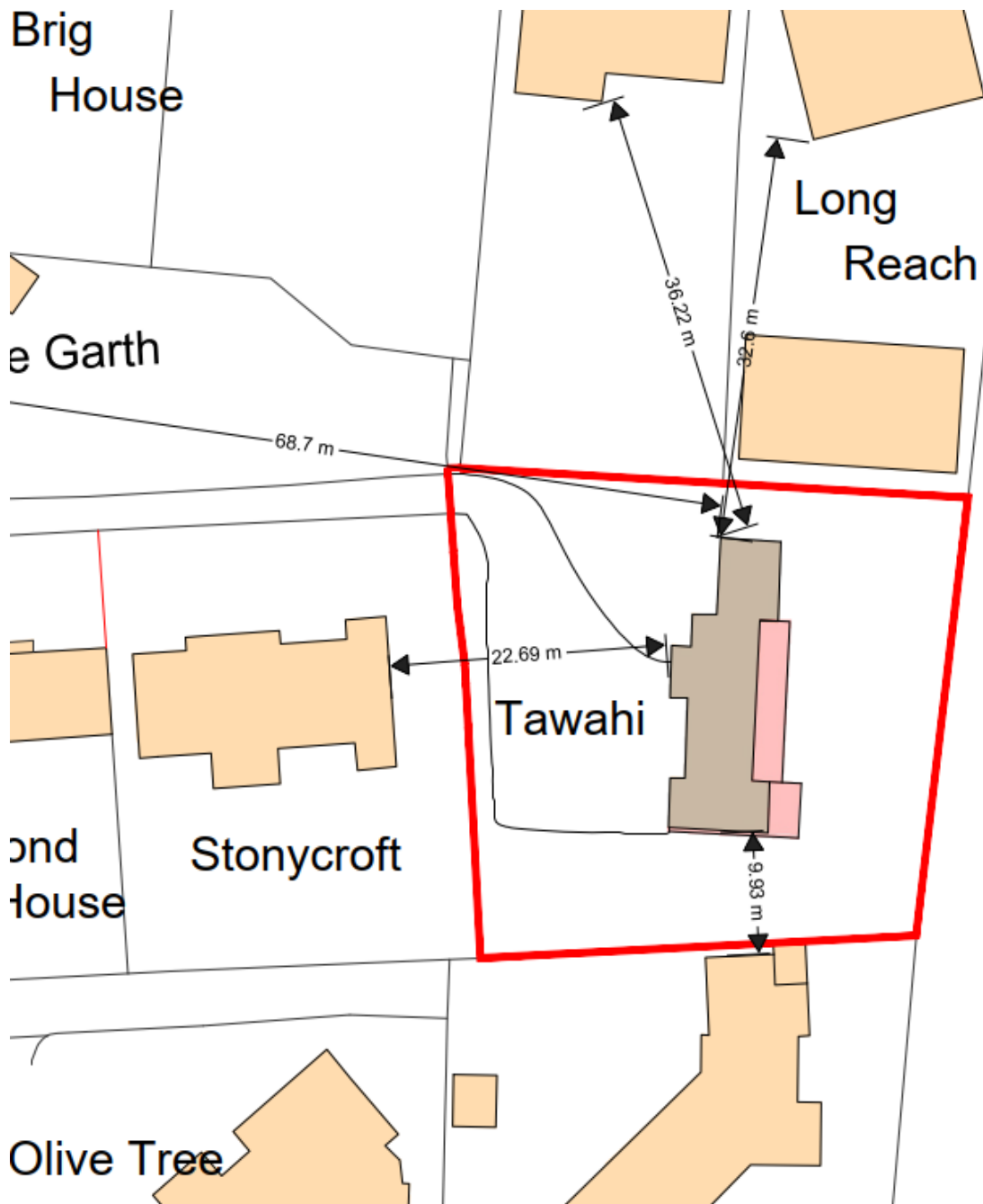
SPG2 (2020).

As such it is considered that the proposal would protect the amenity of occupiers and in respect of occupier amenity the proposal is therefore compliant with Policy CS19 (LPCS).

Neighbouring Amenity

This was not an issue with previous application ref. 20231232 but this current proposal needs to be assessed to ascertain if it is acceptable in respect of neighbouring amenity.

Tawahi immediately adjoins several neighbouring properties to the north west, and south. For reference, the distances from the proposed resultant dwelling to those adjoining dwellinghouses are shown in below:



To the north the distance to Long Reach would be 32.6m, to Galleon's Reach it would be 36.2m, to Little Garth to the north-west it would be 68.7m and to Stonycroft it would be 22.6m. Due to the distances to these neighbouring properties it is considered that the proposed extensions would not impact on the

amenity of these properties. The distances would all exceed 21m which is the minimum privacy distance as set out in SPG (2020) for facing habitable room windows; as such there would be no overlooking.

The property to the south is Angles and there would be a distance of 9.8m to this property from the south flank wall of the single storey side extension proposed at Tawahi. The distance to the actual two storey element of the dwelling where a first floor extension is proposed on that south side would be 12.8m. At this distance it is considered that there would be no overshadowing or loss of light to Angles from the proposed extensions nearest to them. There are no windows proposed in the south flank elevation therefore no overlooking.

The proposal was also considered acceptable in relation to neighbouring amenity with the much larger extensions proposed under application ref. 20231232.

It is considered that the proposal would not cause any harmful impact on the amenity of neighbouring properties and in respect of this matter the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

This was not an issue with previous application ref. 20231232 but this current proposal needs to be assessed to ascertain if it is acceptable in respect of parking and highways.

The property would increase from a four to a five bedroom dwelling and there would be the loss of the two existing attached garages. There is a large area of hardstanding to the front of the dwelling which would be sufficient for a number of vehicles and enough to meet the maximum parking standard of three space for a dwelling with four or more bedrooms as set out in SPG6 (2006).

In respect of parking and highways the proposal is therefore considered acceptable and compliant with saved Policy P3 (LPCS).

Archaeology

The site is in an area of Archaeological Potential but given the developed nature of the plot already from when the dwelling was originally constructed in the early 1960 it is considered the proposal for extensions to the property would result in any harm to archaeology. In respect of archaeology the proposal is therefore considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

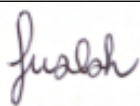
Conclusion

The proposal is a vast improvement on the previous proposal in refused application ref. 20231232. Due to a reduction in size of the proposed extensions which now respect the scale and character of the host dwelling and the surrounding area, the proposal is now acceptable in respect of design, character and appearance and has therefore resolved the only ground of refusal of application ref. 20231232. The proposal as before is acceptable in respect of landscape character, occupier and neighbouring amenity and parking and highways. It is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	13th October 2025	Dated:	13 October 2025